



Entered on Docket  
June 05, 2006

Hon. Linda B. Riegler  
United States Bankruptcy Judge

Annette W. Jarvis, Utah Bar No. 1649  
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Attorneys for Debtor and Debtor-In-Possession

**UNITED STATES BANKRUPTCY COURT**  
**DISTRICT OF NEVADA**

In re:  
  
USA COMMERCIAL MORTGAGE  
COMPANY,

Case No. BK-S-06-10725 LBR  
Chapter 11

**ORDER LIMITING NOTICE AND  
APPROVING MASTER SERVICE LIST  
FOR LIMITED NOTICE**

Debtor. Date: May 18, 2006  
Time: 9:30 a.m.

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USA Commercial Mortgage Company ("Debtor"), having filed a Motion for Order Limiting Notice and Approving Master Service List for Limited Notice (the "Motion"); the Motion having come before this Court after notice of the Motion having been given to the United States Trustee and all of the Debtor's known creditors, equity security holders and other parties in interest; Debtor having been represented by Annette W. Jarvis, of Ray, Quinney & Nebeker, P.C. and Lenard E. Schwartzer, Esq. of Schwartzer & McPherson Law Firm; other appearances having been made upon the record; the Court having considered all objections to the Motion, and for good cause appearing it is hereby

ORDERED as follows:

1. Notice of all matters should be limited to those parties listed on a master service list (the "Master Service List"), except those to which the Federal Rules of Bankruptcy Procedure or this Court's Local Rules require that notice be given to all parties in interest, including without limitation, notices relating to the approval of a disclosure statement and confirmation of a plan of reorganization and notices involving the sale of substantially all of the assets of a debtor's estate.

2. The Master Service List attached hereto as **Exhibit A** is hereby approved as the initial Master Service List and includes the names, addresses and e-mail addresses for the following:

- a. The United States Trustee.
- b. The Unsecured Creditors holding all unsecured claims against USA Capital Realty Advisors, LLC and USA Securities, LLC.
- c. The Official Unsecured Creditors' Committee and its counsel.
- d. The Official Committee of Holders of Executory Contracts Rights Through USA Commercial Mortgage Company and its counsel.
- e. The Official Committee of Equity Security Holders of USA Capital Diversified Trust Fund, LLC and its counsel.
- f. The Official Committee of Equity Security Holders of USA Capital First Trust Fund, LLC and its counsel.
- g. Secured creditors.

- 1                   h.     Governmental entities (and counsel) listed on the list attached hereto.
- 2                   i.     Debtors' counsel.
- 3                   j.     Any party not listed above who files with the Court a notice of appearance
- 4 and request for notice and serves such notice with the counsel for the Debtors.
- 5                   k.     Any party directly affected by the motion or application for which notice is
- 6 being given and, in particular, in regard to any motion affecting a specific loan serviced by USA
- 7 Commercial Mortgage Company, the persons holding a direct interest in any such loan.
- 8                   3.     In order to ensure uniform and current notice, the Debtors are authorized to
- 9 establish and maintain this Master Service List, which includes the parties listed above, and update
- 10 it on a periodic basis and file the updated versions with the Court. Each filed updated version of
- 11 the Master Service List shall be dated and numbered. The Court, at its own discretion, may also
- 12 make or order an update to be made to the Master Service List.
- 13                   4.     Parties shall be required to use the current Master Service List for notice. While
- 14 the Debtors shall establish and maintain the Master Service List, parties in interest shall be
- 15 responsible for providing the Debtors' counsel with any corrections to or changes in names,
- 16 addresses and e-mail addresses. To the extent any party in interest provides an e-mail address to
- 17 Debtors' counsel, then service of any pleadings or notice will be proper if it is sent to that e-mail
- 18 address rather than by regular mail.
- 19                   5.     Parties having an e-mail address on the Master Service List shall be deemed to
- 20 have agreed to accept electronic service of notices at that e-mail address unless they request
- 21 Debtors' counsel to remove their e-mail address from the Master Service List.
- 22                   6.     Parties shall be permitted to be added to or deleted from the Master Service List
- 23 upon written request to the Court.

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7. A copy of this Order with a form for requesting notice shall be served on all creditors and parties in interest.

Submitted by:


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and

/s/ Jeanette E. McPherson

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Attorneys for Debtor and Debtor-In-Possession

Approved/Disapproved by:

  
Office of the U.S. Trustee  
300 Las Vegas Boulevard South, Suite 4300  
Las Vegas, NV 89101

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# **EXHIBIT “A”**

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 Attorneys for Debtors and Debtors-in-Possession

# UNITED STATES BANKRUPTCY COURT

## DISTRICT OF NEVADA

In re:  
 USA COMMERCIAL MORTGAGE COMPANY,  
 Debtor.

Case No. BK-S-06-10725 LBR  
 Case No. BK-S-06-10726 LBR  
 Case No. BK-S-06-10727 LBR  
 Case No. BK-S-06-10728 LBR  
 Case No. BK-S-06-10729 LBR

In re:  
 USA CAPITAL REALTY ADVISORS, LLC,  
 Debtor.

Chapter 11

In re:  
 USA CAPITAL DIVERSIFIED TRUST DEED FUND, LLC,  
 Debtor.

**Jointly Administered Under  
 Case No. BK-S-06-10725 LBR**

In re:  
 USA CAPITAL FIRST TRUST DEED FUND, LLC,  
 Debtor.

**MASTER SERVICE LIST FOR  
 LIMITED NOTICE #1 DATED MAY 25,  
 2006 [AFFECTS ALL DEBTORS]**

In re:  
 USA SECURITIES, LLC,  
 Debtor.

Date: N/A  
 Time: N/A

Affects:  
☒ All Debtors  
☐ USA Commercial Mortgage Company  
☐ USA Securities, LLC  
☐ USA Capital Realty Advisors, LLC  
☐ USA Capital Diversified Trust Deed Fund, LLC  
☐ USA First Trust Deed Fund, LLC

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**DEBTOR AND COUNSEL**

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USA COMMERCIAL MORTGAGE  
 USA CAPITAL REALTY ADVISORS, LLC  
 USA CAPITAL DIVERSIFIED TRUST DEED FUND, LLC  
 USA CAPITAL FIRST TRUST DEED FUND, LLC  
 USA SECURITIES, LLC  
 THOMAS J. ALLISON  
 4484 SOUTH PECOS ROAD  
 LAS VEGAS, NV 89121

**THE UNITED STATES TRUSTEE**

OFFICE OF THE U.S. TRUSTEE  
 600 LAS VEGAS BLVD., SOUTH, STE. 4300  
 LAS VEGAS, NV 89101

**USA CAPITAL REALTY ADVISORS, LLC – UNSECURED CREDITORS**

KUMMER, KAEMPFER, BONNER & RENSHAW 3800 HOWARD HUGHES PKWY., 7 <sup>TH</sup> FLOOR LAS VEGAS, NV 89109	INTERSHOW THE GITHLER CENTER 1258 NORTH PALM AVE. SARASOTA, FL 34236
--------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------

**USA SECURITIES, LLC – UNSECURED CREDITORS**

JAMES HULL C/O SIGNATURE FINANCIAL 2601 AIRPORT DRIVE TORRANCE, CA 90505	GEORGE GORMAN C/O FINANCIAL WEST GROUP 4510 E. THOUSAND OAKS BLVD. THOUSAND OAKS, CA 91362
R. HAGMAIER C/O FINANCIAL WEST GROUP 4510 E. THOUSAND OAKS BLVD. THOUSAND OAKS, CA 91362	TIM RICH C/O FINANCIAL WEST GROUP 4510 E. THOUSAND OAKS BLVD. THOUSAND OAKS, CA 91362

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<b>UNSECURED CREDITORS COMMITTEE FOR USA COMMERCIAL MORTGAGE COMPANY</b>	
BUNCH, DELL 1909 RED ROBIN COURT LAS VEGAS, NV 89134  C/O DONALD R. WALKER 9209 EAGLE HILLS DR. LAS VEGAS, NV 89134-6109 <u>drwalker1@cox.net</u>	ADVANCED INFORMATION SYSTEMS C/O MICHAEL T. YODER 4270 CAMERON STREET, SUITE #1 LAS VEGAS, NV 89103 <u>myoder@aisinfo.com</u>
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ROBERT L. HAGMAIER 15254 CANDLEWOOD COURT LAKE OSWEGO, OR 97035 <u>rhagmaier@fwg.com</u>	
<b>[PROPOSED] COUNSEL FOR THE FOLLOWING TWO INVESTOR COMMITTEES: Equity Security Holders of USA Capital First Trust Deed Fund, LLC and Equity Security Holders of USA Capital Diversified Trust Deed Fund;</b>	
JEFFREY H. DAVIDSON FRANK A. MEROLA EVE H. KARASKI STUTMAN, TREISTER & GLATT, P.C. 1901 AVENUE OF THE STARS, 12 <sup>TH</sup> FLOOR LOS ANGELES, CA 90067	JAMES PATRICK SHEA CANDACE C. CARLYON SHEA & CARLYON, LTD. 233 S. FOURTH STREET, 2 <sup>ND</sup> FLOOR LAS VEGAS, NV 89101
<b>COMMITTEE OF EQUITY SECURITY HOLDERS OF USA CAPITAL FIRST TRUST DEED FUND, LLC.</b>	
ROBERT E. TAYLOR 1535 FLYNN ROAD CAMARILLO, CA 93012  C/O CHUCK HEINRICH 198 EL PAJARO NEWBURY PARK, CA 91320 <u>chuckhein@earthlink.net</u>	JOHN WARNER JR., IRA C/O FIRST SAVINGS BANK 2605 EAST FLAMINGO RD LAS VEGAS, NV 89121  JOHN H. WARNER, JR. 2048 NORTH CHETTRO TRAIL ST. GEORGE, UT 84770 <u>wqfl@aol.com</u>



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4		HENDERSON, NV 89053
5	WEN BALDWIN SEPARATE PROPERTY TRUST	JERRY T. MCGIMSEY
6	365 DOOLEY DRIVE	3115 SOUTH EL CAMINO RD.
7	HENDERSON, NV 89015	LAS VEGAS, NV 89146-6621
8		<a href="mailto:jtmacg@earthlink.net">jtmacg@earthlink.net</a>
9	RICHARD HOROWITZ	
10	5 FIR DR.	
11	KINGS POINT, NY 11024	
12	<a href="mailto:RAH1800@aol.com">RAH1800@aol.com</a>	
13	<b>COMMITTEE OF EQUITY SECURITY HOLDERS OF USA CAPITAL DIVERSIFIED TRUST DEED FUND, LLC.</b>	
14	ROBERT G. WORTHEN	KATZ 2000 SEPARATE PROPERTY TRUST
15	1112 WORTHEN CIR.	SARA M. KATZ, MANAGING TRUSTEE
16	LAS VEGAS, NV 89145	4250 EXECUTIVE SQUARE, #670
17	<a href="mailto:robertworthen@earthlink.net">robertworthen@earthlink.net</a>	SAN DIEGO, CA 92037
18		<a href="mailto:skatz@katzandassociats.com">skatz@katzandassociats.com</a>
19	THOMAS C. LAWYER FAMILY TRUST	MARJAN RUTAR
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22	<a href="mailto:tlawyer@trane.com">tlawyer@trane.com</a>	
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26	<a href="mailto:harleynichols@cox.net">harleynichols@cox.net</a>	
27	<b>COMMITTEE OF HOLDERS OF EXECUTORY CONTRACT RIGHTS THROUGH USA COMMERCIAL MORTGAGE COMPANY</b>	
28	FERTITTA ENTERPRISES, INC.	HELMS HOMES, LLC
	2960 W. SAHARA AVE., SUITE 200	C/O TERRY HELMS
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		LAS VEGAS NV 89107
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10	777 SOUTH FEDERAL HIGHWAY	
11	SUITE N-409	
12	POMPANO BEACH, FL 33062	
13	C/O EDWARD W. HOMFELD	
14	858 BISHOP ROAD	
15	GROSSE POINTE PARK, MI 48230	
16	<a href="mailto:nhomfeld@gmacc.com">nhomfeld@gmacc.com</a>	
17		
18	<b>GOVERNMENTAL and REGULATORY ENTITIES</b>	
19	NEVADA MORTGAGE LENDING DIVISION	U.S. SECURITIES AND EXCHANGE COMMISSION
20	ATTN: SUSAN ECKHARDT	ATTN: SANDRA W. LAVIGNA.
21	3075 EAST FLAMINGO #100	5670 WILSHIRE BLVD., 11 <sup>TH</sup> FLOOR
22	LAS VEGAS, NV 89121	LOS ANGELES, CA 90036-3648
23	<a href="mailto:seckhardt@mld.nv.gov">seckhardt@mld.nv.gov</a>	
24	PENSION BENEFIT GUARANTY CORPORATION	DEPARTMENT OF EMPLOYMENT TRAINING
25	OFFICE OF THE CHIEF COUNSEL	EMPLOYMENT SEC DIV, CONTRIBUTIONS
26	1200 K. STREET, N.W.	SECTION
27	WASHINGTON, D.C. 20005-4026	500 EAST THIRD STREET
28		CARSON CITY, NV 89713-0030
29	DMV AND PUBLIC SAFETY RECORDS SECTION	EMPLOYERS INSURANCE CO. OF NV
30	555 WRIGHT WAY	ATTN: BANKRUPTCY DESK
31	CARSON CITY, NV 89711-0250	9790 GATEWAY DRIVE
32		RENO, NV 89521-5906
33	NV DEPT OF TAXATION	INTERNAL REVENUE SERVICE
34	BANKRUPTCY DIVISION	ATTN: BANKRUPTCY DEPT.
35	555 EAST WASHINGTON, #1300	STOP 5028
36	LAS VEGAS, NV 89101	110 CITY PARKWAY
37		LAS VEGAS, NV 89106

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3		
4	OFFICE OF LABOR COMMISSIONER 555 EAST WASHINGTON AVE., SUITE 4100 LAS VEGAS, NV 89101	U.S. ATTORNEY DISTRICT OF NEVADA 323 LAS VEGAS BLVD. SO, #5000 LAS VEGAS, NV 89101
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10	INTERNAL REVENUE SERVICE OGDEN, UT 84201	FHA/HUD DISTRICT OFFICE 333 NORTH RANCHO DR., #700 LAS VEGAS, NV 89106-3797
11		
12	DEPT. OF VETERANS AFFAIRS LOAN SERVICE AND CLAIMS 3225 NORTH CENTRAL PHOENIX, AZ 85012	CLARK COUNTY TREASURER C/O BANKRUPTCY CLERK P.O. BOX 551220 LAS VEGAS, NV 89155-1220
13		
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15	CLARK COUNTY ASSESSOR C/O BANKRUPTCY CLERK P.O. BOX 551401 LAS VEGAS, NV 89155-1401	
16		
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19	<b>NOTICES OF APPEARANCE/REQUESTS FOR NOTICE</b>	
20	DON TOMLIN C/O DAVID W. MOUNIER 15316 SKY HIGH ROAD ESCONDIDO, CA 92025	MARYETTA BOWMAN 534 ENCHANTED LAKES DRIVE HENDERSON, NV 89052
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22		
23	EDWARD W. HOMFELD HOMFELD II, LLC 777 SOUTH FEDERAL HIGHWAY, SUITE N-409 POMPANO BEACH, FLORIDA 33062	RICHARD MCKNIGHT, ESQ. LAW OFFICES OF RICHARD MCKNIGHT 330 S. THIRD STREET, #900 LAS VEGAS, NV 89101
24		
25		
26	RJ ROCCO 12617 COTTAGEVILLE LANE KELLER, TX 76248	MARGIE GANDOLFO 1724 ARROW WOOD DRIVE RENO, NV 89521
27		
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13	MARTIN B. WEISS, ESQ. THE GARRETT GROUP, LLC ONE BETTERWORLD CIRCLE, SUITE 300 TEMECULA, CA 92590	ATTILA JEFZENSZKY 1720 COLAVITA WAY RENO, NV 89521
16	VINCE DANELIAN C/O EDWARD J. HANIGAN, ESQ. 199 N. ARROYO GRANDE BLVD., #200 HENDERSON, NV 89074	WILLIAM L. MCGIMSEY, ESQ. 601 EAST CHARLESTON BLVD. LAS VEGAS, NV 89104 <a href="mailto:lawoffices601@lvcoxmail.com">lawoffices601@lvcoxmail.com</a>
19	PAUL & DONNA JACQUES 810 SE 7 <sup>TH</sup> STREET, A103 DEERFIELD BEACH, FL 33441	PETER BOLINO 17412 SERENE DRIVE MORGAN HILL, CA 95037
22	STAN WOLKEN Send notice to: <a href="mailto:bayareastan@yahoo.com">bayareastan@yahoo.com</a>	SEAN NAJARIAN, ESQ. THE NAJARIAN LAW FIRM 283 S. LAKE AVENUE, SUITE 205 PASADENA, CA 91101 <a href="mailto:sean@nlf.la">sean@nlf.la</a>

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